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WARRANTY ED

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TRANSFER
TAX
PAID

KNOW ALL MEN BY THESE PRESENTS,

That ROBERT A. ROSENTHAL, of Waterville, in the County of Kennebec, and State of Maine, and ARLYNE R. SACKS, of Auburn, in the County of Androscoggin and State of Maine, in consideration of ONE DOLLAR (\$1.00) and other valuable considerations, paid by SERVICENTER, INC., a corporation duly established by law and having a place of business in Waterville, in the County of Kennebec, and State of Maine, the receipt whereof we do hereby acknowledge, do hereby give, grant, bargain, sell and convey, unto the said SERVICENTER, INC., its successor/successors and assigns forever,

A certain lot or parcel of land situated on the northerly side of the Armory Street (formerly known as Webb Avenue) in said Waterville and bounded and described as follows:

Commencing at a point in the northerly line of said Armory Street, said point being the southwesterly corner of land conveyed by Lewis J. Rosenthal to the Trustees of the Rosenthal Family Trust by deed dated February 6, 1962, and recorded in the Kennebec County Registry of Deeds in Book 1254, Page 116; thence in an easterly, northeasterly and again easterly direction along the northerly line of said Armory Street to the intersection of land of Lewis J. Rosenthal with line of land owned by the City of Waterville; thence in a northeasterly direction along the line of land of the City of Waterville to a point where it intersects the southerly line of land of the Waterville Industrial Development Corporation; thence along the line of land of the Waterville Industrial Development Corporation in a northwesterly, westerly and again northwesterly direction and parallel with the northerly line of Armory Street, to the southeasterly corner of land conveyed by Lewis J. Rosenthal to the Trustees of the Rosenthal Family Trust by deed as aforesaid; thence in a westerly and southerly direction along the line of land conveyed by Lewis J. Rosenthal to the Trustees of the Rosenthal Family Trust as aforesaid, to the northerly line of the Armory Street and the point of beginning.

Excepting and reserving, however, to the Waterville Area Industrial Development Corporation the two parcels of land reserved in a deed from Lewis J. Rosenthal to Waterville Area Industrial Development Corporation conveyed upon the express condition that they be used for public streets described in a deed recorded in the Kennebec County Registry of Deeds in Book 1110, Page 243.

Meaning and intending hereby to convey the premises conveyed by Lewis J. Rosenthal to the Federal Trust Company et al as Trustees of the Rosenthal Family Trust. On March 31, 1979, Theodore Rosenthal resigned as Trustee of the Rosenthal Family Trust and

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assigned all his right, title and interest as remainderman in and to the Rosenthal Family Trust to the within Grantors, Robert A. Rosenthal and Arlyne R. Sacks. Title vested in the remaining remaindermen, the within Grantors, in December of 1986, the youngest of Lewis Rosenthal's grandchildren having attained the age of twenty-one (21).

To have and to hold the aforegranted and bargained premises with all the privileges and appurtenances thereof to the said **SERVICENTER, INC.**, its successor/successors and assigns, to its and their use and behoof forever.

And we do covenant with the said Grantee, its successor/successors and assigns, that we are lawfully seized in fee of the premises; that they are free of all encumbrances: EXCEPT AS AFORESAID; that we have good right to sell and convey the same to the said Grantee to hold as aforesaid; and that we and our heirs shall and will Warrant and Defend the same to the said Grantee, its successor/successors and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, we the said **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS**, joining in this deed as Grantor, and relinquishing and conveying all right by descent and all other rights in the above described premises, have hereunto set our hands and seals this 27th day of November, in the year of our Lord one thousand nine hundred and eighty-nine.

Signed, Sealed and Delivered
in the presence of:

Natalie P. Bragg

Robert A. Rosenthal

Natalie P. Bragg

Arlyne R. Sacks

STATE OF MAINE
KENNEBEC, ss.

Dated: November 27, 1989

Personally appeared the above named **ROBERT A. ROSENTHAL** and **ARLYNE R. SACKS** and acknowledged the above instrument to be their free act and deed.

Before me,

Natalie P. Bragg
Notary Public

Print Name:

My Commission Expires:

Natalie P. Bragg
Notary Public
My Commission Expires
12/18/94



RECEIVED KENNEBEC SS.

1989 DEC 22 AM 9:00

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ATTEST: Theresa R. Moore
REGISTER OF DEEDS